

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
BUILDING CODES COMMITTEE

March 19, 2008

Maricopa Association of Governments Office  
Cholla Room  
Phoenix, Arizona

COMMITTEE MEMBERS

Michael Clack, Scottsdale, Chairperson  
Ken Sowers, Avondale  
\*Phil Marcotte, Buckeye  
\*Mike Tibbett, Carefree  
Mike Baxley, Cave Creek  
A-Alex Banachowski, Chandler  
\*Mary Dickson, El Mirage  
\*Peter Johnson, Fountain Hills  
\*John Smith, Gila Bend  
\*Jo Rene DeVeau, Gila River Indian  
Community  
A-Ray Patten, Gilbert  
Bryan Woodcox for Deborah Mazoyer,  
Glendale

Ed Kulik, Goodyear  
\*Chuck Ransom, Litchfield Park  
Tom Ewers, Maricopa County  
\*Steven Hether, Mesa  
V-Bob Lee, Paradise Valley  
\*Dennis Marks, Peoria  
\*Tom Wandrie, Phoenix  
A-Dean Wise, Queen Creek  
Forrest Fielder, Surprise  
\*Michael Williams, Tempe  
\*Mario Rochin, Tolleson  
Bob Cooperider, Youngtown  
Rus Brock, Home Builders Association

OTHERS IN ATTENDANCE

Bob Palmer, Southwest Gas  
Nathan Pryor, MAG  
JP Whorley, Citizen

\*Those members neither present nor  
represented by proxy.

A-Those members participating via  
audioconference

V-Those members participating via  
videoconference

1. Call to Order

Michael Clack, Chair, called to order the March 19, 2008 meeting of the MAG Building Codes Committee (BCC) at 2:07 p.m.

2. Introductions

Voting member Bob Lee attended via videoconference and voting members Alex Banakowski, Ray Patten, and Dean Wise attended via telephone conference call. All members introduced themselves.

3. February 20, 2008 Meeting Minutes

It was moved by Ken Sowers, seconded by Ed Kulik and unanimously recommended to approve the February 16, 2008 meeting minutes.

4. Call to the Audience

There were no comments from members of the audience.

5. Comments From the Committee

Bob Lee noted that the local chapter of the International Code Council (ICC) has tuition scholarships available to the Arizona Building Officials (AZBO) Spring Education Institute April 21-25, 2008 in Prescott. Mr. Lee mentioned that referrals should be sent to him and he will add them to the list for consideration.

Forrest Fielder asked members for input on how they are handling the large numbers of permits that may expire since the pace of homebuilding has dramatically slowed. Tom Ewers said he wrote a directive on how to change ownership on a permit where the bank has taken over on a half finished house and they get a new buyer that wants to finish it. Mr. Ewers commented that the county has created a way for providing a new deed and application and they have done this for approximately 40 houses. Tom Ewers said the Maricopa County Transportation Division, which manages the performance bonds for subdivisions, is looking into calling bonds on vacant subdivisions. Mr. Ewers said they are sending inspectors out to houses that have been open to the weather and posted that nobody can continue construction on them until they get a third party inspection to clear it. He said he has heard stories of empty houses being used as drop houses or being ran sacked for copper.

Michael Clack said expiring permits is a concern in Scottsdale. Mr. Clack noted that they have seen some vacant and foreclosed houses and code compliance staff are concerned about the implications. Mr. Clack suggested further discussion and a review of the County's policies and procedures at next month's meeting. The MAG BCC agreed that this would be a good topic to discuss. Tom Ewers added that the county also did a brochure on method for extensions and renewals of permits and he would be happy to share the materials and information with the group. Rus Brock said he would like to take back to HBACA members any information from this discussion. Forrest Fielder said homebuilders are allowing people to choose their own interiors as a way to help sales on houses that are unfinished. Mr. Fielder noted that this seems reasonable and building officials need to be responsive to this approach.

Michael Clack said in Scottsdale, permits have not been pulled after plans have been approved. He said they are looking for extensions because they do not know when construction will begin. Mr. Clack suggested that any feedback Rus Brock receives from HBACA on what they would like cities to do with permits that are about to expire, could be shared at next month's meeting.

6. ICC-ES Plumbing Product Listing Service

Michael Clack said he will be attending the ICC Evaluation Service, Inc. Board of Directors meeting in April and he would bring back any information to share with group. Mr. Clack distributed two handouts from the Plumbing, Mechanical and Fuel Gas (PMG) Listing Program. He explained the content of the handouts and provided the URL to audio conference attendees.

7. Regional Plan Review/MAG Building Inspectors/Plans Examiners (RPR/BI/PE) Forum Update

Heidi Pahl said that Cheryl Mullis could not be present, but that a meeting of the MAG Building Inspectors/Plans Examiners has not been held but will be held to discuss CaptiveAire's grease duct product.

8. Legislative Update

Nathan Pryor introduced himself and provided a legislative update. Mr. Pryor provided a description of and status for HB 2615 solar construction permits, HB 2766 omnibus energy act of 2008 and SB 1345 architect specialist certification.

Tom Ewers said he was at environmental committee meeting where Representative Barnes said he was putting the HB 2766 on hold. Nathan Pryor said Representative Barnes put it on hold but then he withdrew it. Mr. Pryor said a hold would have essentially ended it, but now it is getting some traction. Nathan Pryor said he would send the PDF versions of all the amendments and summaries to Heidi Pahl to send to the full committee following the meeting.

9. Updated MAG Building Codes Committee Membership

No changes were provided. Michael Clack asked that members forward any changes to Heidi Pahl.

10. Update Survey of Code Adoptions

Michael Clack announced that the city of Scottsdale plans to adopt the International Plumbing Code (IPC) next month. He encouraged members to send any code changes to Heidi Pahl.

11. Topics for Future Agendas

Rus Brock said the Home Builders Association of Central Arizona (HBACA) is working on a green building program. He explained that their green building program has similar components to other green building programs. Mr. Brock noted that he would like to discuss

their green building program at the May 2008 MAG BCC meeting. Forrest Fielder said that is timely and announced that a certification for green inspector will be available in the near future.

12. Adjournment

The meeting adjourned at 2:33 p.m.